

# TEXT AMENDMENT STAFF REPORT



Date: 1-25-15

Case File #: TA-15-01

General Description: Modular Home Roof Pitch

☐ Town Initiated

☒ Citizen Initiated

Applicant(s):

## APPLICATION OVERVIEW:

The Sunset Beach Planning & Inspections Department received an application from a citizen who wishes to have the slope requirement for modular homes reviewed. The concern from the citizen, as stated on the application, was that modular homes should be held to the same standard as “stick-built” homes within the community with regards to roof pitch.

## STAFF COMMENTARY

Modular homes are pre-manufactured homes built to NC State Building Code standards. In terms of construction, they are identical in every aspect and manner to custom or stick-built homes and are no different than a custom built home. Certified modular homes are not the same as mobile or manufactured homes; which are built to a US Department of Housing and Urban Development (HUD) building code and are titled similarly to a vehicle.

Currently, stick-built homes within the community have no requirement for having sloped roofs of any kind whereas modular homes are required to be subject to this requirement. After researching the issue and for comparison, staff has discovered that the Town of Ocean Isle Beach does not have such a roof slope requirement for modular homes. In addition, staff analysis indicates that with the 35 ft. height limitation town-wide, the current 7/12 slope requirement limits the types of modular homes that can be built to a one-story product. Two-story products would not be allowed.

## DEPARTMENT OF PLANNING AND INSPECTIONS

Being that this is a citizen-initiated request, staff wishes to provide options to the Planning Board for discussion and consideration. Staff will be glad to work on any derivation of these options if desired by the Planning Board. Staff believes the requirement is a community design standard and that there is not a “best practices” solution. However, staff does believe that modular homes should reflect similar architectural styles as custom, stick-built homes.

### PROPOSAL

#### **Current Ordinance Standard:**

##### **SECTION 7.03 MODULAR HOMES/BUILDINGS**

**Modular homes/buildings** may be allowed pursuant to the use tables provided in Section 6.04, subject to the following standards:

- (A) Must be anchored to prevent flotation, collapse, or lateral movement in accordance with the
- (B) **Minimum roof pitch shall be 7/12.**
- (C) Modular must be labeled indicating compliance with the NC Building Code.
- (D) Off-frame modular only with an engineered foundation.

#### **Staff Recommended Proposal(s) for Planning Board Consideration**

##### **Option 1 -**

**Modular homes/buildings** may be allowed pursuant to the use tables provided in Section 6.04, subject to the following standards:

- (A) Must be anchored to prevent flotation, collapse, or lateral movement in accordance with the
- ~~(B)~~ **Minimum roof pitch shall be 7/12.**
- ~~(C)~~ **(B)** Modular must be labeled indicating compliance with the NC Building Code.
- ~~(D)~~ **(C)** Off-frame modular only with an engineered foundation.

##### **Option 2 -**

**Modular homes/buildings** may be allowed pursuant to the use tables provided in Section 6.04, subject to the following standards:

- (A) Must be anchored to prevent flotation, collapse, or lateral movement in accordance with the
- (B) Minimum roof pitch shall be 7/12. Roof pitch may be reduced after review and approval of the Planning Board if the Planning Board finds that the proposed reduction does not jeopardize public health and safety and that the resultant change is in harmony with the properties adjacent to the subject site or the immediate area.
- (C) Modular must be labeled indicating compliance with the NC Building Code.
- (D) Off-frame modular only with an engineered foundation.

## DEPARTMENT OF PLANNING AND INSPECTIONS

### Option 3 -

**Modular homes/buildings** may be allowed pursuant to the use tables provided in Section 6.04, subject to the following standards:

- (A) Must be anchored to prevent flotation, collapse, or lateral movement in accordance with the
- (B) Minimum roof pitch shall be ~~7/12~~ 4/12.
- (C) Modular must be labeled indicating compliance with the NC Building Code.
- (D) Off-frame modular only with an engineered foundation.

### **PLANNING BOARD SUMMARY**

#### **Action:**

The Planning Board finds that the proposed amendments to Unified Development Ordinance  
  X   **is**            **is not** consistent with the Sunset Beach Comprehensive Land Use Plan.

Passed   X   Denied            (For   4   Against            Abstained           )

#### **Commentary:**

Planning Board voted unanimously for recommending "Option 1" and removing the sloped roof standard for modular homes from the ordinance.

\_\_\_\_\_BELOW TO BE COMPLETED BY TOWN CLERK\_\_\_\_\_

## DEPARTMENT OF PLANNING AND INSPECTIONS

### TOWN COUNCIL ACTION

### TOWN COUNCIL SUMMARY

**Planning Board Recommendation Accepted:** ☐ Yes ☐ No ☐ Returned

**Public Hearing Scheduled/Held:**

**Council Action:**

The Town Council finds that the proposed amendments to Unified Development Ordinance \_\_\_\_\_ is \_\_\_\_\_ is not consistent with the Sunset Beach Comprehensive Land Use Plan.

**Text Amendment Ordinance:**

Adopted \_\_\_\_\_ Denied \_\_\_\_\_ (For \_\_\_\_\_ Against \_\_\_\_\_ Abstained \_\_\_\_\_)

**Commentary:**